

Planned Development Zoning Districts

Preliminary Site Development and Use Plan

Applicant: _____

Location: _____

Type of Development: RD ____ CD ____ Date of Application _____

Reference to Development Regulations	Information Required	Applicant Initials	Staff Initials
General Notes: <i>The Proposal for Rezoning in the form of the Preliminary Site Development and Use Plan (PSDUP) must be filed with the Planning Board and the Town Clerk, no later than 14 days after the <u>petition</u> is filed with the Board of Selectmen.</i> <i>The Planning Director is authorized to waive the submission of certain information or plans, or to permit the use of a different format or scale or other accepted graphic convention, provided the plan includes the information necessary for the Planning Board to make a determination <u>and</u>, if an applicant submits a written request <u>prior</u> to the submission of the plan (see Development Regulations §175-72B).</i> <i>The Planning Board will not schedule the public hearing on the proposed rezoning required by Mass. General Laws, Chapter 40A, Section 5, until a properly executed Form B, including the preliminary site development and use plan, and the fee have been received and the Planning Director has determined that the application is complete (see Development Regulations §175-72H(1) and §175-12C).</i>			
GENERAL REQUIREMENTS			
§175-72C	Form B application.		
§175-72D	Application fee.		
§175-9D	If the applicant is not an owner, a written statement explaining the nature of applicant's interest in the property.		
§175-9D	If the applicant is a corporation, submit the following: 1. corporate documents, and 2. written statement from corporation that applicant is authorized to enter into agreements on behalf of the corporation.		
§175-12B(4)	Original plans on mylar or linen (see Development Regulations §175-10A) plus 8 black line or ozalid prints.		
Regulatory Material: <i>NOTE: The following parts of the preliminary site development and use plan application are to be considered regulations that affect the development of the land within the planned development zoning district.</i>			

Reference to Development Regulations	Information Required	Applicant Initials	Staff Initials
§175-71E(2)(a)	Text of the preliminary site development and use plan as described in paragraph §175-70B (see below). NOTE: a sample form is available from the Planning Department.		
§175-71E(3)(d)	Visual representation, such as sketches or photographs, of the general scale and massing of buildings (see Development Regulations §175-71B(2)).		
§175-71E(2)(c)	Property rights and dimensional standards plan (see Development Regulations §175-11A(3)).		
§175-71E(2)(d)	Site construction plan (see Development Regulations §175-11A(4)). NOTE: a "limit of work" line is NOT REQUIRED.		
§175-71E(2)(g)	Landscape plan (see Development Regulations §175-11A(7)). NOTE: a plant schedule and proposed street "furniture" is NOT REQUIRED.		
§175-71E(2)(h)	Table of development data (see Development Regulations §175-11B(1)). NOTE: An accurate determination of developable site area shall be submitted. The delineation of the vegetated wetlands shall be based on a field survey and approved by the Lexington Conservation Commission.		
§175-70B(4)(d)	Special conditions (see Development Regulations §175-11C). NOTE: An outline of the condition is adequate here provided a more complete text is attached as an appendix.		

Other, Non-Regulatory Material:

NOTE: §175-70D(2) of the Development Regulations refers to "Other, Non-Regulatory Material". That material should be submitted as an attachment to the **APPLICATION FORM (Form B)**. Do not include this material in the Preliminary Site Development and Use Plan. It should be labeled as "**For informational purposes only. Does not include substantive provisions that affect this planned commercial district**". The attachment to the Application Form should include a list of maps, analyses and exhibits serially numbered and indexed. Sheets should be numbered in the same form as in the PSDUP.

NOTE: The following attachments to the Application Form are considered to be explanations, background information and justification for a rezoning and are **not** to be treated as regulations that affect the development of the land within the planned development zoning district.

§175-71E(2)(a)	Site analysis map (see Development Regulations §175-11A(1)).		
§175-71E(2)(b)	Locus-context map (see Development Regulations §175-11A(2)).		
§175-71E(2)(e)	Street layout plan and a street profile plan (see Development Regulations §175-11A(5)) ONLY if a new street is proposed to be constructed and if that street will be proposed for acceptance as a Town street.		
§175-71E(2)(f)	Utilities plan (see Development Regulations §175-11A(6)) in general but sufficient to show compliance with the applicable design standards of the Development Regulations and the Subdivision Regulations.		
§175-71E(2)(i)[1]	Specific, written proposal dealing with any of the conditions as outlined in §175-		

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	<p>11C (1) through (8) The proposals must be outlined in the text. The full proposal, such as a deed of land or a financial contribution must be a separate document attached as an appendix.</p> <p>NOTE: samples of the form of these conditions are available from the Planning Department.</p>		
§175-71E(2)(i)[2]	Hydrologic and drainage analysis ONLY if the Planning Board has questioned whether the development could be constructed as proposed. (see Development Regulations §175-11B(2)).		
§175-71E(2)(i)[3]	Soil surveys, test pits or test borings ONLY if needed to determine the suitability of the land for the proposed drives or streets, drainage and utilities (see Development Regulations §175-11B(3)).		
§175-71E(3)(e)	Traffic study (see Zoning By-Law Section 12, and Development Regulations 7.3.2.c).		
§175-71E(3)(f)	Reasons for rezoning (see Development Regulations 7.3.2.d).		
§175-71E(3)(g)	Comparison with development permitted in existing zoning district (see Development Regulations 7.3.2.e).		
§175-71E(3)(h)	<p>Compliance with Planning Board Comprehensive Plan or other policies (see Development Regulations 7.3.2.f). This includes:</p> <p>Inclusionary Housing Policy (December 9, 1985) including the Interim Policies on Assisted Living Facilities and Affordable Housing (December 11, 1995); and</p> <p>Alternative Transportation Services Policy for RD, CD Rezoning Proposals (November 29, 1985);</p> <p>NOTE: See checklists below.</p> <p>NOTE: Applicants should consult with the Planning Department regarding the Planning Board's Inclusionary Housing Policy, and with the Transportation Coordinator regarding the Planning Board's Alternative Transportation Services Policy for RD, CD Rezoning Proposals</p>		
§175-71E(3)(i)	Analysis of impact on public facilities, services (see Development Regulations 7.3.2.g).		
§175-71E(3)(j)	Analysis of impact on environment (see Development Regulations 7.3.2.h).		
§175-71E(3)(k)	Analysis of Town fiscal considerations (see Development Regulations 7.3.2.i).		
§175-71E(3)(l)	<p>List of other special permits (other than a special permit with site plan review) if applicable (see Development Regulations 7.3.2.j).</p> <p>NOTE: If a special permit to reduce the number of parking spaces is requested, a "parking accumulation study" of comparable facilities should be submitted.</p>		
§175-71E(3)(m)	If a sketch plan was filed, a written response to the comments and recommendations in the Planning Board's decision.		

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TEXT OF THE PRELIMINARY SITE DEVELOPMENT AND USE PLAN			
NOTE: a sample form is available from the Planning Department.			
§175-70B(1)	A listing of the plans and other documents that are part of the Preliminary Site Development Use Plan. The plans and other documents shall be identified by title, who prepared them, and their latest date.		
§175-70B(2)	A provision that any sale or transfer of rights or interests in the development shall include a condition that successors are bound to the terms and conditions of the Preliminary Site Development and Use Plan, and the SPS and any other Special Permit granted by the SPGA.		
§175-70B(3) §175-71E(3)(b)	Information about dwelling units, for an RD , Planned Residential Development, District (see Development Regulations §175-70B(3)).		
§175-70B(4)(a)	A list of any accessory commercial uses as provided in ZBL section 9.3.3.		
§175-70B(4)(b)	Dimensional Standards. List standards greater or more restrictive than the RD district generally. NOTE: the dimensional standards in an RD, Planned Residential Development, district are listed in ZBL, Table 2, and in Section 9.2, Schedule of Permitted Buildings and Dimensional Standards.		
§175-70B(4)(a) §175-71E(3)(c)	A description of uses and other zoning provisions for a CD, Planned Commercial , District (see Development Regulations 7.2.2.d).		
§175-70B(4)(c)	Identification of the standards and requirements for landscaping, transition and screening, off-street parking and loading, signs, and illumination. NOTE: the corresponding standards in an RD, Planned Residential Development, district are set forth in Articles 10, 11 and 13, (§175-52 through §175-70 and §175-74 through 135-78) of the Zoning By-Law, respectively.		
§175-70B(4)(d)	Such special conditions as the applicant may want to impose (see Development Regulations §175-11C).		
INCLUSIONARY HOUSING POLICY (DECEMBER 9, 1985) INCLUDING THE INTERIM POLICIES ON ASSISTED LIVING FACILITIES AND AFFORDABLE HOUSING (DECEMBER 11, 1995)			
	Is there an Inclusionary Housing Component? (Y / N) See Inclusionary Housing Policy, Policy 4.10; and the Interim Policies on Assisted Living Facilities and Affordable Housing, Policy 1		
	Are there controls on rental levels or resale value? or in the case of an Assisted Living Facility, a mechanism for monitoring compliance with these restrictions so that the housing remains affordable indefinitely? (Y / N) See Inclusionary Housing Policy, Policy 4.11; and the Interim Policies on Assisted Living Facilities and Affordable Housing, Policy 9		
	Alternatives for providing affordable housing. See Inclusionary Housing Policy, Policy 4.12; and the Interim Policies on Assisted Living Facilities and Affordable Housing, Policy 3		

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	<p><i>Total number of dwelling units or equivalent:</i></p> <p><i>Total number of <u>affordable</u> dwelling units or equivalent:</i></p> <p><i>Percentage of <u>affordable</u> dwelling units or equivalent:</i></p> <p><i>Type of <u>affordable</u> units provided: _____ (e.g., Low-, Moderate-, Middle-Income, Older Persons)</i></p> <p><i>Do the PERCENTAGE and TYPE of affordable housing comply with the Planning Board's Inclusionary Housing Policy Including the Interim Policies on Assisted Living Facilities and Affordable Housing? (Y/N)</i></p>		
	<p><i>Are there restrictions on the occupancy of the affordable units? (Y/N)</i> <i>See Inclusionary Housing Policy, Policy 4.13</i></p>		
	<p><i>Are the affordable units located on site? (Y/N)</i> <i>See Inclusionary Housing Policy, Policy 4.14; and the Interim Policies on Assisted Living Facilities and Affordable Housing, Policy 2</i></p>		
	<p><i>Is there a condition that the inclusionary housing units are indistinguishable from the market-rate units and dispersed throughout the development?</i> <i>See Inclusionary Housing Policy, Policy 4.17</i></p>		
	<p><i>Is a Schedule and Cost of All Services provided? (Y/N)</i> <i>See the Interim Policies on Assisted Living Facilities and Affordable Housing, Policy 4</i></p>		
	<p><i>In the case of an Assisted Living Facility, do the expenditures for <u>housing costs</u> comply with the maximum percentage of gross annual income? (Y/N)</i> <i>See the Interim Policies on Assisted Living Facilities and Affordable Housing, Policy 5</i></p>		
	<p><i>In the case of an Assisted Living Facility, do the expenditures for <u>all services</u> comply with the maximum percentage of gross annual income? (Y/N)</i> <i>See the Interim Policies on Assisted Living Facilities and Affordable Housing, Policy 6</i></p>		
ALTERNATIVE TRANSPORTATION SERVICES POLICY FOR RD, CD REZONING PROPOSALS (NOVEMBER 29, 1985)			
	<p><i>Is there an Alternative Transportation Services Component? (Y/N)</i> <i>See Alternative Transportation Services Policy for RD, CD Rezoning Proposals, Policy 1</i></p>		
	<p><i>Are options for providing <u>transportation management services</u> proposed? (Y/N)</i> <i>See Alternative Transportation Services Policy for RD, CD Rezoning Proposals, Policy 1.11</i></p>		

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	<i>Are options for providing <u>transportation infrastructure elements</u> proposed? (Y/N) See Alternative Transportation Services Policy for RD, CD Rezoning Proposals, Policy 1.12</i>		
	<i>Are plans showing the transportation infrastructure elements and a written proposal describing the alternative transportation services included? (Y/N) Has the Town Transportation Coordinator been consulted? (Y/N)</i>		